



15/16 Oakwood Street Sutherland, NSW 3 1 1

### Tranquil villa living

Nestled in a peaceful, leafy street, this charming villa offers a relaxed and comfortable lifestyle. With a spacious, open layout and a private courtyard, it's perfect for downsizers looking for ease or growing families needing room to thrive. Ideally located just a short stroll from schools, transport, and the scenic Woronora River, this home combines everyday convenience with tranquil surroundings.

- Three spacious bedrooms, all with built-in wardrobes for generous storage
- Light-filled lounge room that opens onto an adjacent dining area for family meals
- Timber kitchen offering ample bench space and appliances
- Large laundry with outdoor access to paved courtyard
- Bathroom with a separate bath and shower, plus a separate toilet for convenience
- Single drive-through garage, offering extra parking space for another vehicle
- Split system air conditioning, ensuring year-round comfort
- Expansive private courtyard, perfect for entertaining or outdoor family gatherings
- Strata Rates: \$719.45 per quarter approx.

**Inspect:** Saturday, 21st September 2024 2:00 - 2:30

**Price:** For sale - Contact agent  
**Council Rates:** \$378.29 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$719.45 p/q



**Rhys Christofa**

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**Brayden Watson**

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SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.